

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
November 15, 2011**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy, C. Martinez

ABSENT: Christian, McNealy, Nava

3. Approval of November 1, 2011 Zoning Commission Minutes.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2011207 (Council District 5):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-3 AHOD” General Commercial Airport Hazard Overlay District on Lot 39 and Lot 40, Block 14, NCB 8253, 4527 West Commerce Street. Staff recommends approval.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Prospect Hill Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner D. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy

NAY: None

THE MOTION CARRIED

5. **ZONING CASE NUMBER Z2011210 (Council District 10):** A request for a change in zoning from “MF-50 AHOD” Multi-Family Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District on 0.771 acre out of NCB 8692, 1107 Austin Highway. Staff recommends approval pending Master Plan Amendment.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and Terrell Heights Neighborhood Associations is in favor. Staff mailed 40 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner D. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy

NAY: None

THE MOTION CARRIED

6. **ZONING CASE NUMBER Z2012001 (Council District 1):** A request for a change in zoning from "H HS RM-4 AHOD" Historic Significant Residential Mixed King William Historic Airport Hazard Overlay District to "H HS IDZ AHOD" Historic Significant Infill Development Zone King William Historic Airport Hazard Overlay District with Mixed Residential Uses on the northwest 121 feet of Lots 1 and 2, Block 9, NCB 750, 500, 502 and 504 Madison and 306 East Johnson. Staff recommends approval.

The following citizen(s) appeared to speak:

Virginia Van Cleave, representing San Antonio Conservation Society, stated they are in support of the proposed rezoning.

Staff stated there were 29 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from King William Association.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner D. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy

NAY: None

THE MOTION CARRIED

7. **ZONING CASE NUMBER Z2012002 (Council District 3):** A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 48, Block 10, NCB 1698, 2819 South Pine Street. Staff recommends approval.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Highland Park Neighborhood Association. Staff mailed 37 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner D. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2012011 (Council District 4): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1, NCB 12334, 2002 Southwest Military Drive. Staff recommends approval.

Staff stated there were 6 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 37 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner D. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

9. ZONING CASE NUMBER Z2011201 S ERZD (Council District 8): A request for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for an animal clinic on 0.113 of an acre out of NCB 16883, 8202 North Loop 1604 West, Suites 111 and 112. Staff recommends approval.

Buck Benson, representative, stated he is requesting this change in zoning to allow for the operation of a veterinary clinic.

Michael Escalanlte, SAWS, stated they have met with the applicant and support the proposed veterinary clinic.

Staff stated there were 26 notices mailed out to the surrounding property owners, 0 returned in opposition and 19 returned in favor. Staff mailed 41 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner D. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2011211 (Council District 4): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on Lots 2 and 3, NCB 8947, 2211 and 2221 Southwest Military Drive. Staff recommends approval.

Rick Thompson, applicant, stated he would like to request a continuance until February 7, 2012, so he may have sufficient time to apply for a plan amendment.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Tierra Linda Neighborhood Association. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Salazar seconded by Commissioner McFarland to recommend a continuance until February 7, 2012.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2011208 (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District with the additional use of Auto and Light Truck Repair on the north 56.15 feet of Lot 7, NCB 2240, 2600 West Martin Street. Staff recommends denial.

Mariano Olmos, applicant, stated he is requesting this change in zoning to allow for an auto mechanic shop on the subject property.

The following citizen(s) appeared to speak:

Ernest Cavazos, stated he is in opposition of this request. He stated they do not oppose commercial use however; they have concerns with the type of business that is being proposed. He expressed concerns with the noise and light pollution and not having sufficient parking for

customers. He is also concerned that as some auto shop businesses, staff tends to congregate after hours and socialize.

Staff stated there were 48 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Prospect Hill Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Ornelas seconded by Commissioner D. Martinez recommend denial.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2011212 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 5, Block 38, NCB 6281, 618 South Park Boulevard. Staff recommends approval pending plan amendment.

Lori Orr, representative, stated her client purchased the duplex and began renovations. Upon applying for permits, the owner was notified the property was not properly zoned for multi family use. She stated they do not feel this request would hinder the neighborhood as the surrounding structures are duplexes. She further stated they have received support from the neighborhood association

The following citizen(s) appeared to speak:

Celia Caldwell, stated she would like clarification on what they are proposing and who will be residing at the duplex.

Staff stated there were 33 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor. Staff received a letter from Collins Garden Neighborhood Association expressing support.

COMMISSION ACTION

The motion was made by Commissioner Flores seconded by Commissioner Salazar to recommend approval.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy

NAY: None

THE MOTION CARRIED

13. ZONING CASE NUMBER Z2012004 (Council District 4): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on 0.257 acre tract of land out of NCB 9729, 1215 Rayburn Drive. Staff recommends approval pending Master Plan Amendment.

Commissioner C. Martinez arrived at 1:46 pm

Jerry Arredondo, representative, stated he would like to amend his request to "R-4 C" for a non-commercial parking lot for AT&T employees. He stated he has met with the neighborhood association who has expressed their support. He further stated they will be providing 13 parking spaces along with landscape buffers.

The following citizen(s) appeared to speak:

Michael Yantis, stated he is in opposition of the request. He expressed concerns with the increase in traffic in the neighborhood this proposal would incur.

Henry Garcia, Jr., owner, stated they have met with the community to present their proposal. He further stated this proposal would alleviate the graffiti, drug activity and homeless from wondering onto the property.

Henry Garcia, owner, stated he feels this would be good for the community as this would help keep unwelcome activities and homeless people from utilizing the property.

Kathleen Yantis, stated she would also like to express her opposition for this request. She further stated this particular area is heavily congested at all times and does not see how the AT& T employees would be able to utilize the lot.

Staff stated there were 16 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Tierra Linda Neighborhood Association. Staff mailed 27 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Salazar seconded by Commissioner D. Martinez to recommend a continuance until December 6, 2011.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy, Martinez

NAY: None

THE MOTION CARRIED

14. ZONING CASE NUMBER Z2012008 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on 3.823 acre out of Lot 31, Block 7, NCB 15883, 5550 Rittiman Road. Staff recommends approval.

Habib Erkan, representative, stated the purpose of this zoning change is to allow for the relocation of a limousine business. He further stated he has met with the neighborhood association who have expressed their support.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from East Village Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner D. Martinez seconded by Commissioner C. Martinez to recommend approval.

AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy, C. Martinez

NAY: None

THE MOTION CARRIED

15. ZONING CASE NUMBER Z2012010 (Council District 1): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "O-1 IDZ AHOD" Office Infill Development Zone Airport Hazard Overlay District on Lot 5, Block 11, NCB 368, 324 West Cypress Street.

John Specia, representative, stated he would like to have the tenant speak.

Lin Eckman, stated she is proposing to erect a 1-story building for office building on the subject property. She further stated she has been in contact with Richard Moore, Tobin Hill Residents Association who has express support.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor no response from Tobin Hill Community Association.

COMMISSION ACTION

The motion was made by Commissioner Nava seconded by Commissioner D. Martinez to recommend a continuance until December 6, 2011.

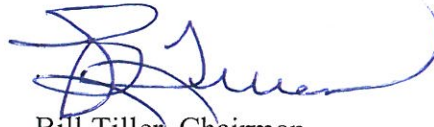
AYES: Tiller, McFarland, Ornelas, Flores, D. Martinez, Salazar, Clancy, C. Martinez

NAY: None

THE MOTION CARRIED

16. There being no further business, the meeting was adjourned at 2:20 p.m.

APPROVED:



Bill Tiller, Chairman

ATTEST:



Executive Secretary